

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-32155 - APPLICANT: REGIONAL TRANSPORTATION
COMMISSION OF SOUTHERN NEVADA**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/25/08, except as amended by conditions herein.
3. A Waiver from the Town Center Development Standards is hereby approved, to allow the sidewalk to encroach into the required landscape buffer up to 23 feet, resulting in an Amenity Zone in excess of four feet and to allow a landscape buffer of less than the minimum 15 feet required for a Town Center Frontage Road streetscape.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: street trees of the appropriate type and size to meet the Town Center Development Standards shall be included and used as required to meet all applicable streetscape standards, except as amended by conditions herein.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

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6. Revised site plans, landscape plans and/or phasing plans shall be submitted to and approved by the Planning and Development Department prior to the time application is made for permits to clarify the following: the access provided from the handicap parking spaces to the bus station areas, the location of all parking lot islands, the phase two station facilities on the south side of the private road, and the continued existence of the north bus stop amenities constructed during phase one. All handicap parking spaces must be shown to meet the requirements of Title 19.10.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Any trash enclosure provided on-site shall comply with the requirements of Title 19.08.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

15. Construct half-street or full street improvements on Grand Montecito Parkway as appropriate and full improvements on the Papas access road adjacent to this site concurrent with development in accordance with the approved Traffic Impact Analysis. Construction of half street improvements may be phased in accordance with the approved phasing plan or as otherwise allowed by the Director of Public Works. The landscaped medians on Grand Montecito Parkway and Oso Blanca Road shall be deferred until phase 2.
16. Provide a public sewer stub to the parcel to the east of this site, Assessor Parcel Number #125-17-801-003, at a depth and location acceptable to the Collection System Planning Section of the Department of Public Works
17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a Transit Passenger Facility (Park and Ride) with a Waiver of the Town Center Streetscape requirements on 10.38 acres located west of US 95, east of Durango Drive and south of Oso Blanca Road. The facility will provide valuable public transportation services from the northwest valley to downtown Las Vegas in an effort to reduce single-occupancy vehicle traffic. The site will comply with all requirements of Title 19 and the Town Center Development Standards Manual, with the exception of the requested streetscape Waiver, which has been deemed to be minor in nature; therefore, staff is recommending approval of the requested Site Development Plan Review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved, as part of a larger request, a Rezoning (Z-0076-98) to T-C (Town Center) for 1,468 acres located within the area designated as Town Center. The Planning Commission recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with the subject site.	
<i>Pre-Application Meeting</i>	
10/21/08	A pre-application meeting was held to discuss the submittal requirements for a Site Development Plan Review. Also discussed were the requirements of the Town Center Development Standards Manual, as they apply to the site.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was neither required nor held for this application request.	
<i>Field Check</i>	
12/04/08	A field check was conducted by staff. The site is currently undeveloped and vacant.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	39.94 Acres
Net Acres	10.38 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant and Undeveloped	TC (Town Center)	T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation]

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North	Vacant and Undeveloped	TC (Town Center)	T-C (Town Center) Zone [SC-TC (Service Commercial- Town Center) Special Land Use Designation]
South	Shopping Center and Apartments	TC (Town Center)	T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation]
East	Vacant; Billboard	TC (Town Center)	C-1 (Limited Commercial)
	Vacant; Billboard	CN (Clark County)	H-2 (General Highway Frontage) [Clark County]
West	Vacant and Undeveloped	TC (Town Center)	T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation]

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		N*
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C Town Center District	X		N*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance	X		Y

**The applicant has requested a Waiver of the Town Center Streetscape Standards.*

DEVELOPMENT STANDARDS

Title 19.08.050 stipulates that the development standards for a project in a C-V (Civic District), which is the equivalent to PF-TC (Public Facilities – Town Center), shall be established upon approval of a Site Development Plan, and that setback and other standards are not automatically applied. In reviewing the project for conformance with generally-accepted development standards, all proposed structures will have adequate setbacks from property lines, and lot coverage for the development will be minimal.

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<i>Standard</i>	<i>Provided</i>
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	375 Feet 235 Feet N/A 265 Feet
Max. Building Height	24 Feet
Trash Enclosure	Not Shown*
Mech. Equipment	Roof-mounted; Screening Not Indicated*

**Conditions have been added to require that any trash enclosure provided shall comply with all Title 19.08 requirements, and that all mechanical equipment shall be screened.*

Pursuant to the Town Center Development Standards Manual, the following streetscape standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Primary Arterial (100') (Elkhorn Road)	<ul style="list-style-type: none"> • Amenity Zone (2'-6") • Sidewalk (5') • Trees planted in the Amenity Zone at 35' on-center in an alternating pattern of one 36-inch box shade tree and two 25-foot BTH palm trees, with decomposed granite (Mojave Gold) to cover the ground plane. • Ground cover consisting of a minimum one-third, five-gallon plant material shall be planted to reach 75% maturity within three years. • Special pavement and sidewalk treatments, per C.2.C of the Town Center Development Standards Manual 	<ul style="list-style-type: none"> • Amenity Zone (2'-6") • Sidewalk (5') • Trees planted behind the sidewalk at 35' on-center in an alternating pattern of one 24-inch box shade tree and two palm trees (no size indicated), with decomposed granite (Palomino Coral) to cover the ground plane. • Shrub, ground cover and accent plant types called out in plan, but quantities and locations are not specified. • Special pavement and sidewalk treatments not indicated 	N*

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<p>Frontage Road (90') (Grand Montecito Parkway and Oso Blanca, west of Grand Montecito Parkway)</p>	<ul style="list-style-type: none"> • Amenity Zone (4') • Sidewalk (5') • 25-foot BTH Mexican Fan Palms planted in the Amenity Zone at 35' on-center, with decomposed granite (Mojave Gold) to cover the ground plane. • A 15-foot landscape setback shall be planted with clusters of Mexican Fan Palms in alternating groupings of two and three. Clusters to be located to coordinate with palms in the Amenity Zone, occurring approximately every three palm trees, or 105 feet on-center. • Ground cover consisting of a minimum one-third, five-gallon plant material shall be planted to reach 75% maturity within three years. • Special pavement and sidewalk treatments, per C.2.C of the Town Center Development Standards Manual 	<ul style="list-style-type: none"> • Amenity Zone (4' to approximately 23') • Sidewalk (5') • Mexican Fan Palms planted in the Amenity Zone at 35' on-center (size not indicated), with decomposed granite (Palomino Coral) to cover the ground plane. • Approximately 5-foot to 12-foot buffer along Oso Blanca Road, west of Grand Montecito Parkway; 5-foot to 15-foot buffer along Grand Montecito Parkway, with clusters of Mexican Fan Palms. • Shrub, ground cover and accent plant types called out in plan, but quantities and locations are not specified. • Special pavement and sidewalk treatments not indicated 	<p>N**</p>
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Collector (80') ("Pappas Access" Road)	<ul style="list-style-type: none"> • Amenity Zone (4') • Sidewalk (5') • 36-inch box, single alternating shade and flowering trees planted in the Amenity Zone at 30' on-center, with decomposed granite (Mojave Gold) to cover the ground plane. • Ground cover consisting of a minimum one-third, five-gallon plant material shall be planted to reach 75% maturity within three years. • Special pavement and sidewalk treatments, per C.2.C of the Town Center Development Standards Manual 	<ul style="list-style-type: none"> • Amenity Zone (4'). • Sidewalk (5') • 24-inch box shade trees planted approximately 25 feet apart on-center at the back of sidewalk, with decomposed granite (Palomino Coral) to cover the ground plane. • Shrub, ground cover and accent plant types called out in plan, but quantities and locations are not specified. • Special pavement and sidewalk treatments not indicated 	N*
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**Conditions have been added to require compliance with the landscaping requirements for both the Primary Arterial and Collector streetscapes, as required by the Town Center Development Standards Manual.*

***The applicant has requested a Waiver of the Town Center Streetscape Standards.*

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement:</i>				
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>	<i>Provided</i>	
			<i>Parking</i>	
			<i>Regular</i>	<i>Handicapped</i>
Transit Passenger Facility	Phase 1: 650 SF	To be determined on a case-by-case basis	461	17*
	Phase 2: 1,585 SF		411	10*
SubTotal			872	27*
TOTAL			899	

**There are two handicap accessible parking spaces that do not have access aisles on both sides of the space, as required by Title 19.10. A condition has been added to require that all handicap accessible parking spaces meet the minimum requirements of Title 19.10.*

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Freestanding Signs:	
Standards	Provided
Maximum Number	2 Signs
Maximum Area	66 SF each
Maximum Height	31 Feet
Minimum Setback	5 Feet From Any Property Line Or Road Easement
Illumination	None Indicated

Wall Signs:	
Standards	Provided
Maximum Number	2 Signs
Maximum Area	88 SF
Illumination	None Indicated

Waivers		
Request	Requirement	Staff Recommendation
To allow the sidewalk to encroach into the required landscape buffer up to 23 feet, resulting in an Amenity Zone in excess of four feet and to allow a landscape buffer of less than the minimum 15 feet required for a Frontage Road streetscape, as required by the Town Center Development Standards.	Four-foot Amenity Zone, five-foot sidewalk and a 15-foot landscape buffer	Approval

ANALYSIS

Staff is recommending approval of this request for a Site Development Plan Review for a Transit Passenger Facility (Park and Ride) with a Waiver of the Town Center Streetscape requirements on 10.38 acres located west of US 95, east of Durango Drive and south of Oso Blanca Road. The facility will provide a valuable service for area residents wishing to utilize public transportation, and help to reduce the number of single-occupancy vehicles on the valley's roadways. The site complies with all requirements of Title 19 and the Town Center Development Standards, with the exception of the requested Waiver.

- **Zoning**

The proposed development is located in the T-C (Town Center) zoning district. The Town Center Land Use designation for the site is PF-TC (Public Facility – Town Center).

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There are no specific standards outlined in the Town Center Development Standards for PF-TC (Public Facility – Town Center). It states in section B of the Town Center Development Standards Manual that “with regard to any issue pertaining to land use and development that may arise in connection with these Development Standards and that are not addressed or provided for specifically in these standards or a development agreement entered into pursuant to LVMC 19.18.090 and NRS 278.0201 through NRS 278.0207), the applicable regulations and standards contained in the city of Las Vegas Zoning Code will apply.”

Therefore, the standards in 19.06.020 stipulate that the development standards for a project in a C-V (Civic) zone, which is the equivalent to PF-TC (Public Facility – Town Center), shall be established upon approval of a Site Development Plan, and other standards are not automatically applied.

- **Site Plan**

The subject site is a portion of a single larger parcel that is owned by the Bureau of Land Management. The Transit Passenger Facility is comprised of three parking areas separated by street easements. The two parking areas along the east side of Grand Montecito Parkway will be constructed as phase one of the proposed project, and will have a combined total of 493 parking spaces, including 17 handicap parking spaces, with access via driveways from a future 80-foot Town Center Collector, as defined in the Town Center Development Standards Manual. The northern parking area will have a single bus pull-off, with one bench and a shade structure. The southern parking area will have a tandem bus pull-off with a 650 square-foot enclosed transit station, benches and four canopies within a 3,400 square-foot plaza area. At the time of construction of phase two, a bus turn-around will be added to the northern end of this parking area, reducing the total number of parking spaces for phase one areas to a total of 478 spaces.

The third parking area, or phase two of the proposed project, will contain 390 parking spaces, of which 10 are handicap parking spaces. It will have bus pull-offs capable of handling up to six busses, a 1,585 square-foot transit facility, benches and 11 canopies (eight on the north and three on the south side of the private street) located within a 9,750 square-foot plaza area. Full street improvements for Grand Montecito Parkway will be completed with phase two of construction.

There are some minor discrepancies between the submitted site and landscape plans and the phasing plans, including the access provided from some of the handicap parking spaces to the bus station areas, location of some parking lot islands, phase two station facilities on the south side of the private road, and the continued existence of the north bus stop amenities constructed during phase one. These discrepancies are minor, and will not have a major impact on the overall layout of the facilities. A condition has been added to require revised site and landscape plans prior to issuance of any permits.

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- **Waivers**

The applicant is requesting a Waiver of the Town Center Streetscape standards along the east side of Grand Montecito Parkway to allow less than the required 15-foot width of landscaping in areas where the landscaping is reduced to account for the bus pull-offs and a right turn lane, and to allow the sidewalk to encroach into the required landscape buffer, resulting in an Amenity Zone greater than the required four feet in width. This last Waiver is to allow direct access from handicap parking stalls in the parking areas to the bus stop and transit facility locations in phase one. Staff recommends approval of the Waivers as they are minor in nature and will result in increased parking capacity at the site and greater accessibility for handicapped individuals wishing to utilize public transportation.

- **Landscape Plan**

The submitted landscape plan provides a complete listing of plant materials, including trees, shrubs, ground covers and accents, but only depicts trees in the plan itself. A technical landscape plan, including an irrigation plan, shall be required prior to, or at the same time as, application for permits.

The plant materials listed include 24-inch box trees in the following varieties: Griffith Ash, Mexican Fan Palm, Chitalpa, Idaho Locust, Raywood Ash and Shoestring Acacia. The Town Center Development Standards contain very specific requirements for the types and sizes of street trees used in the various streetscapes; the types and sizes listed in the submitted plan do not meet the minimum requirements. A condition has been added to require the appropriate street tree types and sizes. For parking lot islands and plaza areas, the listed trees are appropriate in size and type.

A large variety of shrubs, ground covers and accent plants, all at a minimum five-gallon size, are listed in the plan and are appropriate for the area. Decomposed granite is specified in a Palomino Coral color; the Town Center Development Standards require that decomposed granite used for ground cover be a Mojave Gold color.

- **Elevations**

The submitted elevations depict one-story transit stations comprised of an aluminum “storefront” window system, with fieldstone walls and a standing seam metal roof with skylights. Canopies are located at bench locations and vary in height to create a more dynamic plaza environment.

- **Floor Plans**

The southeast transit station built within phase one is approximately 650 square feet in area, with an enclosed lobby area, ticket vending machine and restroom facility. The

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northwest transit station to be built within phase two is approximately 1,585 square feet in area, with an enclosed lobby area, ticket vending machine and information kiosk, restroom facilities, an office and communications closet.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed Transit Passenger Facility is compatible with the adjacent development and development in the area.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed development is compatible with the General Plan, Title 19 (as applicable) and the Town Center Development Standards, with the exception of the request for a Waiver of the streetscape standards.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The phase one parking areas will access driveways from a future road designated as an 80-foot Town Center Collector in the Town Center Development Standards Manual, with the phase two parking area driveway access from a private road to the west. These will then intersect with Grand Montecito Parkway and Oso Blanca Road, which are both designated as 90-foot Town Center Frontage Roads in the Town Center Development Standards Manual. Site access and circulation is adequate, and will not negatively impact the adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The building materials are appropriate for the area and for the city; however, staff would strongly encourage the applicant to review the design of the transit stations in relation to the “Green Building Program”, which was adopted by the City of Las Vegas to ensure that all public buildings that are built by and for the city are built to the United States Green Building Council’s LEED-Silver level or other equivalent standard. Although this facility is neither owned nor operated by the city, the application of green building principles in the construction of all public facilities is supported as part of the city’s Sustainability Initiative.

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The landscape materials are generally appropriate, with specific exceptions for size and type of trees used in the Town Center streetscape applications. A condition has been added to require the correct size and type of tree for the applicable streetscape situation.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The building elevations are not unsightly or obnoxious in appearance and will create an orderly and aesthetic environment for people using the public transportation facilities.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 261

APPROVALS 0

PROTESTS 1